Traffix Group

Waste Management Plan

Proposed Mixed Use Development

7-9 Clow Street, Dandenong

Prepared for
Clow St Pty Ltd

May 2026

G37778R-02B

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Document Control

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A	TP Submission	29/04/2026	J. Mitropoulos	M. O'Shea (RPE 8370)
B	TP Submission	01/05/2026	J. Mitropoulos	M. O'Shea (RPE 8370)

AS/NZS ISO 45001-2018 Occupational Health & Safety Management Systems
AS/NZS ISO 14001 Environmental Management Systems
AS/NZS ISO 9001-2016 Quality Management Systems

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1. Introduction

Traffix Group has been engaged by Clow St Pty Ltd to undertake a Waste Management Plan for the Proposed Mixed Use Development at 7-9 Clow Street, Dandenong.

This Waste Management Plan is intended to act as a guideline for the proposed development and may be subject to the ongoing updates, post-development.

2. Proposal

The application proposes to develop the site for the purposes of a mixed use development.

The proposed development schedule is provided in Table 1.

Table 1: Proposed Development Schedule

Use		Current Scheme
Residential	1 bed dwelling	39 no.
	2 bed dwelling	39 no.
	Total	**78 no.**
Commercial	Shops (non-food)	98 m^2

Vehicle access to the site is provided via a ramp to Clow Street at the site's eastern boundary.

A residential waste storage area is provided Level 1 which can be accessed via the adjacent carparking area. Residential waste collection is to be undertaken on-site within the carpark aisle via a private contractor using a 6.4m long mini rear loading waste vehicle.

A commercial waste storage area is provided within the retail tenancy at Ground Level. Commercial waste collection is to be undertaken from the kerbside via a private contractor.

A copy of the development plans prepared by Plus Studio is attached at Appendix A.

3. Waste Management Plan

3.1. Waste Systems

The waste management systems of the proposed development comprise of the following components:

- Immediate smaller bins within individual tenancies for temporary storage of garbage and recyclable waste prior to transferring to the Mobile Garbage bins (MGB's),
- A dual-chute system for residential garbage and recyclable waste at each apartment level, and
- Mobile garbage bins (MGB's) within the waste storage areas.

3.2. Management of Waste Streams

In accordance with the Victorian Government's *Circular Economy Policy*: *Recycling Victoria*, food organics green organics (FOGO), glass and paper & cardboard waste have been considered separately to reduce landfill at the source.

The waste generated by the proposed development will be separated and managed into the following waste streams:

- General Garbage Waste
- Food and Organics/Green Waste
- Paper & Cardboard Recycling
- Glass Recycling
- Other Commingled Recycling

The proposed management of each of the streams/systems is detailed below.

Table 2: Waste Streams

Waste Type	Waste Management	
	Residential Waste	**Commercial Waste**
Garbage	Residents will dispose of general landfill waste in tied plastic bags and dispose of the bagged garbage directly into the appropriate chute at each apartment level.	Staff will place general landfill waste in tied plastic bags and dispose of the bagged garbage directly into the garbage bin within the commercial waste area at ground floor.
Recycling	Residents will dispose of recyclable items directly into the appropriate chute at each apartment level. Cardboard items shall be folded where appropriate.	Staff will dispose of loose recyclable items directly into the recycling bin within the commercial waste area at ground floor.
FOGO	Residents will dispose of organic waste directly into the organic bins within the residential waste area at Level 1.	FOGO waste generated by the commercial tenancy is anticipated to be low and can be accommodated within the garbage bin.
Glass	Residents will dispose of glass waste directly into the glass bins within the waste area at Level 1.	Glass waste generated by the commercial tenancy is anticipated to be low and can be accommodated within the recycling bin.
Paper & Cardboard	Paper and Cardboard waste generated by residents is anticipated to be low and can be accommodated within the recycling bins.	Staff will dispose of loose paper and cardboard directly into the paper & cardboard bin within the commercial waste area at ground floor. Cardboard shall be folded appropriately.

Waste Type	Waste Management	
	Residential Waste	Commercial Waste
Hard Waste	Residents will dispose of hard waste including used furniture and white goods with the assistance of the property manager. A temporary hard waste storage area is provided at Level 1.	The commercial tenancies will dispose of any hard waste via a private contractor on a required basis.
Other	Residents and staff will dispose of electric waste including batteries, phones, computers etc. with the assistance of the property manager or drop it off at a Council nominated waste transfer station. E-waste must not be disposed in landfill. Residents and staff can dispose of any charity goods at the local op shops or charity bins.	

3.3. Waste Generation

3.3.1. Overall Generation Rates

The proposed land uses have been assessed against the waste generation rates specified under the *Better Practice Guide for Waste Management and Recycling in Multi-unit Developments* by Sustainability Victoria. Table 3 sets out the expected waste generation for the Proposed Mixed Use Development.

Table 3: Waste Generation Rates

Waste Source	Garbage	Recycling
1-Bed Apartment	80 L/apartment/week	80 L/apartment/week
2-Bed Apartment	100 L/apartment/week	100 L/apartment/week
Shops (non-food)	50 L/100m² floor area/day	50 L/100m² floor area/day

An estimate of the total waste generated by the proposed development is detailed in Table 4.

Table 4: Expected Waste Generation for the Proposed Use

Waste Source	Size/No.	Garbage	Recycling
1-Bed Apartment	39 no.	3,120 L/week	3,120 L/week
2-Bed Apartment	39 no.	3,900 L/week	3,900 L/week
Shops (non-food)	98 sqm	343 L/week	343 L/week
TOTAL WASTE GENERATED		**7,363 L per week**	**7,363 L per week**

3.3.2. Considering Alternative Waste Streams

The waste ratios separated below are based on Traffix Group experience on similar developments.

Table 5: Alternative Waste Streams

Land Use	Garbage		Recycling		
	General	FOGO	Commingled	Glass	Paper & Cardboard
1-Bed Apartment	65%	35%	80%	20%	0%
2-Bed Apartment	65%	35%	80%	20%	0%
Shops (non-food)	100%	0%	50%	0%	50%

Based on the preceding assessment, the development is expected to generate the following waste volumes.

Table 6: Expected Waste Generation – Splits per Stream

Waste Source	Size/No.	Garbage		Recycling		
		General	FOGO	Commingled	Glass	Paper & Cardboard
1-Bed Apartment	39 no.	2,028L	1,092 L	2,496 L	624 L	0 L
2-Bed Apartment	39 no.	2,535 L	1,365 L	3,120 L	780 L	0 L
Subtotal		4,563 L	2,457 L	5,616 L	1,404 L	0 L
Shops (non-food)	98 sqm	343L	0L	172L	0L	172L
TOTAL WASTE GENERATED		**7,363 L / week**		**7,364 L / week**		

3.4. Waste Equipment (MGBs)

Based on the determined waste generation, Table 7 and Table 8 provides a summary of the nominated waste storage area provisions and the frequency of collection.

Table 7: Residential Waste Bins and Collection Frequencies

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Garbage	2282L per collection	660L	4	Twice per week
FOGO	1229L per collection	240L	6	Twice per week
Recycling	2808L per collection	1,100L	3	Twice per week
Glass	702L per collection	240L	3	Twice per week

Table 8: Commercial Waste Bins and Collection Frequencies

Waste Stream	Waste Volume (L/week)	Bin Capacity	No. of Bins Required	Collection Frequency (per week)
Garbage	343L per collection	240L	2	Once per week
Recycling	172L per collection	240L	1	Once per week
Paper & Cardboard	172L per collection	240L	1	Once per week

3.4.1. FOGO Collection – Kitchen Caddies and Liners

Kitchen caddies and caddy liners for Food Organics and Garden Organics (FOGO) will not be provided by Council. These items may be supplied and managed by the nominated private waste collection service provider.

These can also be purchased from:

- Compost-A-Pak 8L liners
- Biobag 8L rolls
- Maze 9L slim compostable bags
- Cardia compostable 8L kitchen tidy bags
- Multix greener mini plant-based compostable bags

Liners must be labelled as “compostable”, made from 100% corn starch, and display both AS5810 and AS4736 codes.

Council will not providing kitchen caddies, they shall be purchased from retailers such as Bunnings, Big W, or similar stores

3.4.2. E-waste

Many e-waste collection points are available in Victoria, and private contractors are equipped with the resources to undertake e-waste collections.

E-waste must be taken by residents to the appropriate collection centre, such as:

- Planet Ark drop-off locations
- Officeworks (for small personal e-waste)
- ALDI stores (for batteries)
- Select Bunnings stores (for batteries)

Additional recycling locations are listed at:

- www.recyclemate.com.au
- https://recyclingnearyou.com.au

Internally, a storage space shall be provided with minimum dimensions of at least 0.07m^3 and minimum depth of 250mm for the storage of waste and recycling. This would typically be provided within an under-bench bin system provided as part of the cabinetry of kitchen or laundry areas.

Source: Kia Ora VITA 74L (2x37L) Kitchen Bin in Dark Grey. To suit 450mm cabinet K74450 - Organise at The Storage Shop

An example of a suitable storage solution (74L) that could be considered is provided in the following figure[1].

Figure 1: Example Internal Waste Storage System

[1] Source: Kia Ora VITA 74L (2x37L) Kitchen Bin in Dark Grey. To suit 450mm cabinet K74450 - Organise at The Storage Shop.

3.5. Planning Scheme Design Requirements (Clause 58)

The development is subject to the requirements under Clause 58 of the Planning Scheme which apply to apartment developments. Clause 58.06-3 identifies the requirements to be met around waste and recycling.

The specific requirements under Standard D24 requirements are detailed in the following table with commentary also provided.

Table 9: Standard D24 Requirements

Standard D24 Requirement	Discussion / Response
Developments should include dedicated areas for:	
Waste and recycling enclosures which are: ○ *Adequate in size, durable, waterproof and blend in with the development.* ○ *Adequately ventilated.* ○ *Located and designed for convenient access by residents and made easily accessible to people with limited mobility.*	Separate waste rooms are provided for the commercial land use and the dwellings. The waste rooms will include adequate ventilation and enable convenient access as required.
Adequate facilities for bin washing. These areas should be adequately ventilated.	Bin washing facilities can be provided. Alternatively, third-party contractors can be engaged to provide bin washing services.
Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	Waste rooms include bins that enable the separation of individual waste streams including FOGO and glass for the dwellings and paper and cardboard for the commercial tenancy. This separation will enable maximum resource recovery and minimise landfill.
Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.	The development includes FOGO bins for the dwellings which will enable the collection and storage of any garden waste.
Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.	The nominated waste collection vehicle will enter and exit the site in a forwards direction. A reverse movement will occur within the carpark which is acceptable.

Standard D24 Requirement	Discussion / Response
Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.	Each dwelling shall include an internal bin arrangement that allows for the separation of waste. The dwellings shall include in internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.
Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:	
Be designed to meet the better practice design options specified in Waste Management and Recycling in Multi-unit Developments (Sustainability Victoria, 2019).	The waste generation and collection arrangements are designed in accordance with the requirements of the *Waste Management and Recycling in Multi-unit Developments (Sustainability Victoria, 2019).*
Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.	Odour, noise and vehicle movements hazards will have no impact on adjoining premises.

Overall, the objectives detailed under Standard D24 of Clause 58.06-3 have been met within the proposed development and included in this Waste Management Plan.

3.5.1. Bin Quantities

Overall, the proposed mixed-use development requires the following bins:

- 3 x 1,100L bins,
- 4 x 660L bins, and
- 13 x 240L bins.

Further details regarding the waste equipment required for the development are detailed in Table 10.

Table 10: Bin Details and Colours

Waste Stream	Bin Capacity	Dimensions (H x W x D) Note 1	Bin Lid Colour Note 2	Bin Body Colour Note 2
Garbage	240L 660L	1,060 x 585 x 730mm 1,215 x 1,190 x 770mm	Red	Dark Green
Recycling	240L 1,100L	1,060 x 585 x 730mm 1,330 x 1,240 x 1,070mm	Yellow	
FOGO	240L	1,060 x 585 x 730mm	Light Green	
Glass	240L	1,060 x 585 x 730mm	Purple	
Paper & Cardboard	240L	1,060 x 585 x 730mm	Blue	

Note 1. Bin capacity and dimensions are provided as an indicative dimension, sourced from Bin Supplier, 'Sulo'.
Note 2. Bin lid and body colours are based on the bin colour scheme set out by Sustainability Victoria.

3.5.2. Dual Chute System

A dual chute system for garbage and recycling will be provided for residents on each apartment level, which will terminate into the appropriate bins located in the residential waste area at Level 1. Skirting/equivalent system should be provided at the termination of the chutes to reduce the impact of materials falling into the bins. Residential garbage and recycling bins can have reinforced bases to increase the durability of the bins.

The chutes shall be designed to the manufacturer's specifications and appropriate signage and instructions will be provided to residents to ensure correct and safe use of the chute system. Access to the chute outlet will be secured and accessible to trained personnel only. Bins would be rotated as required by trained personnel.

The chutes will have acoustic treatment including vinyl loaded flexible barrier and 25mm acoustic foam to minimise noise impacts to the residents. Plastic chutes can be used to further reduce the noise impacts to minimal level.

3.5.3. Waste Area and Access

The proposed development provides waste areas at Ground Level and Level 1.

Table 11 and Table 12 details the waste area requirements based on the waste equipment proposed.

Table 11: Residential Waste Area Requirements

Use	Waste Equipment	Net Area[1]	Quantity	Net Waste Storage Area Required	Waste Area Provided
Residential Waste Area	240L	0.43sqm	9	3.87sqm	11.78sqm
	660L	0.98sqm	4	3.92sqm	
	1,100L	1.33sqm	3	3.99sqm	
Note 1: Net area required is calculated from the dimensions of the bins.					

Table 12: Commercial Waste Area Requirements

Use	Waste Equipment	Net Area[1]	Quantity	Net Waste Storage Area Required	Waste Area Provided
Commercial Waste Area	240L	0.43sqm	4	1.72sqm	1.72sqm
Note 1: Net area required is calculated from the dimensions of the bins.					

Based on the above, sufficient space is provided for on-site waste storage within the proposed development.

3.6. Signage

Appropriate signage in accordance with Sustainability Victoria will be displayed on the bins and within the waste areas, as illustrated in Figure 2.

The signage will help guide and encourage staff and residents to dispose of waste correctly into the appropriate waste streams.

Figure 2: Waste Signage Examples

3.7. Waste Collection Arrangements and Vehicle Access

It is proposed that residential waste collection will occur on-site within the Level 1 carpark. A private contractor will be engaged to collect the waste via a mini rear loading waste vehicle (typically 6.4m long and 2.1m high).

The private contractor will prop temporarily within the accessway whilst the bins are emptied before undertaking a turn around manoeuvre and exiting the site in a forward direction. Waste collection will be undertaken outside of the peak times to minimise disruption.

Traffix Group has provided advice to the project architect in order to accommodate vehicle access of the 6.4m long mini rear loading waste vehicle within the site.

Swept path diagrams demonstrating vehicle access of the 6.4m long mini rear loading waste vehicle entering and exiting the site in a forward direction is attached at Appendix B.

Commercial waste will be collected from the kerbside along the site's frontage via private contractor.

4. Amenity Impacts

It is the responsibility of the site operator to carry out the ongoing maintenance of all waste areas to minimise the following amenity impacts:

4.1. Ventilation/Odour Prevention

For developments using forced ventilation or air-conditioning system, adequate ventilation will be provided within the bin store areas in accordance with AS1668.2 to ensure waste-related odours are minimised.

Waste areas will be frequently cleaned to prevent the retainment of odours.

4.2. Noise Reduction

The waste facilities will comply with BCA and AS2107 acoustic requirements. Private waste collection will follow Council's and EPA guidelines to ensure acoustic impact is minimised.

Collection days and times will be determined following the confirmation of a specific private waste collection contractor by the site operator. Waste collection times should comply with the EPA Noise Control Guidelines (Publication 1254):

Domestic Waste Collection

- *Collections occurring once a week will be restricted to the hours 6:00am — 6pm Monday to Saturday,*
- *Collections occurring more than once a week will be restricted to the hours 7 am — 6pm Monday to Saturday*

Industrial Waste Collection

- *Collections occurring once a week should be restricted to the hours 6:30am — 8pm Monday to Saturday, 9am – 8pm Sunday and public holidays*
- *Collections occurring more than once a week should be restricted to the hours 7 am —8pm Monday to Saturday, 9am – 8pm Sunday and public holidays*

4.3. Vermin Prevention & Litter Management

Waste areas will be secured to prevent any unauthorised use. Waste areas will be monitored by the property manager to ensure that bins are not overfilled and any spillage resulting from waste collection is appropriately addressed. All access doors and bin lids will be kept closed at all times to prevent vermin access to the waste areas.

4.4. Washing Facilities and Stormwater Pollution

Washing facilities including water supply and hose can be provided for the regular washing of the bins and waste area by the site operator. Any washing facility provided must be connected to the sewerage for drainage to prevent any stormwater pollution. Alternatively, third-party contractors can be engaged to provide bin washing services.

5. Ongoing Maintenance & Sustainability Initiatives

5.1. Maintenance Management

Further to the occupation of the proposed development, it is the responsibility of the site operator for the ongoing operation and maintenance of the Waste Management Plan.

The site operator will ensure that maintenance work and upgrades are carried out on the waste areas and components of the waste system. When required, the site operator will engage an appropriate contractor to conduct maintenance services, replacements, or upgrades.

All ongoing costs are to be fully met by the future occupants of the building.

5.2. Waste Reduction Strategies

The site operator will be responsible to encourage residents and staff of the proposed development to reduce waste disposal and recycle materials based on the waste management hierarchy set out by Sustainability Victoria.

The hierarchy is detailed at Figure 3 below.

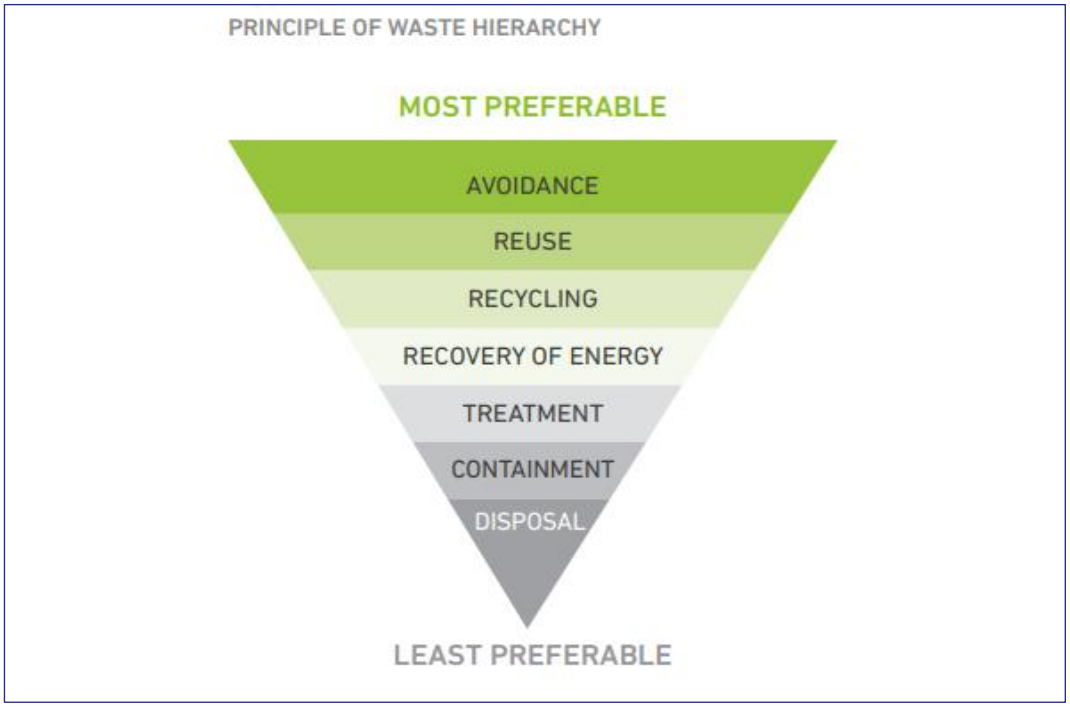


Figure 3: Sustainability Victoria's Waste Management Hierarchy

Additionally, the site operator can set targets and measures to reduce garbage going to landfill and increase recycling and choose to participate in Council's waste programs to promote sustainability initiatives.

5.3. Waste Management Rules

It will be the responsibility of the site operator to ensure all residents and staff are provided with the relevant information and materials regarding the waste management system and sustainability strategies of the proposed development.

Relevant information will be provided at the waste areas to ensure that all users will operate and maintain safe practice when utilising the waste facilities.

5.4. Monitoring and Review

This Waste Management Plan should be monitored and reviewed on a regular basis to ensure that it meets the regulatory requirements and the expected waste generation rates outlined in Section 3.3. The site operator will be responsible for monitoring the Waste Management Plan. Where required, the site operator should undertake a waste audit to identify any modifications and/or improvements to the waste management system.

5.5. Occupational Health and Safety Risk Assessment

Further to the occupation of the residential development, the property manager will ensure the waste collection arrangements comply with the relevant occupational health and safety (OH&S) guidelines including WorkSafe Victoria's *Occupational Health and Safety Guidelines for the Collection, Transport and Unloading of Non-hazardous Waste and Recyclable Materials* (June 2003).

Additionally, the site operator will ensure the nominated private contractor completes a risk assessment, provides staff training and implements safety procedures to address the risks associated with waste management activities, including manual bin handling, bin transfers and cleaning of waste equipment.

6. Contact Information

Table 13 provides a list of common waste collection service contractors and waste equipment suppliers. The site operator is not obligated to procure goods/services from the following suppliers and reserves the right to choose their own preferred suppliers.

Traffix Group does not make representations for the goods/services provided by the suppliers listed below.

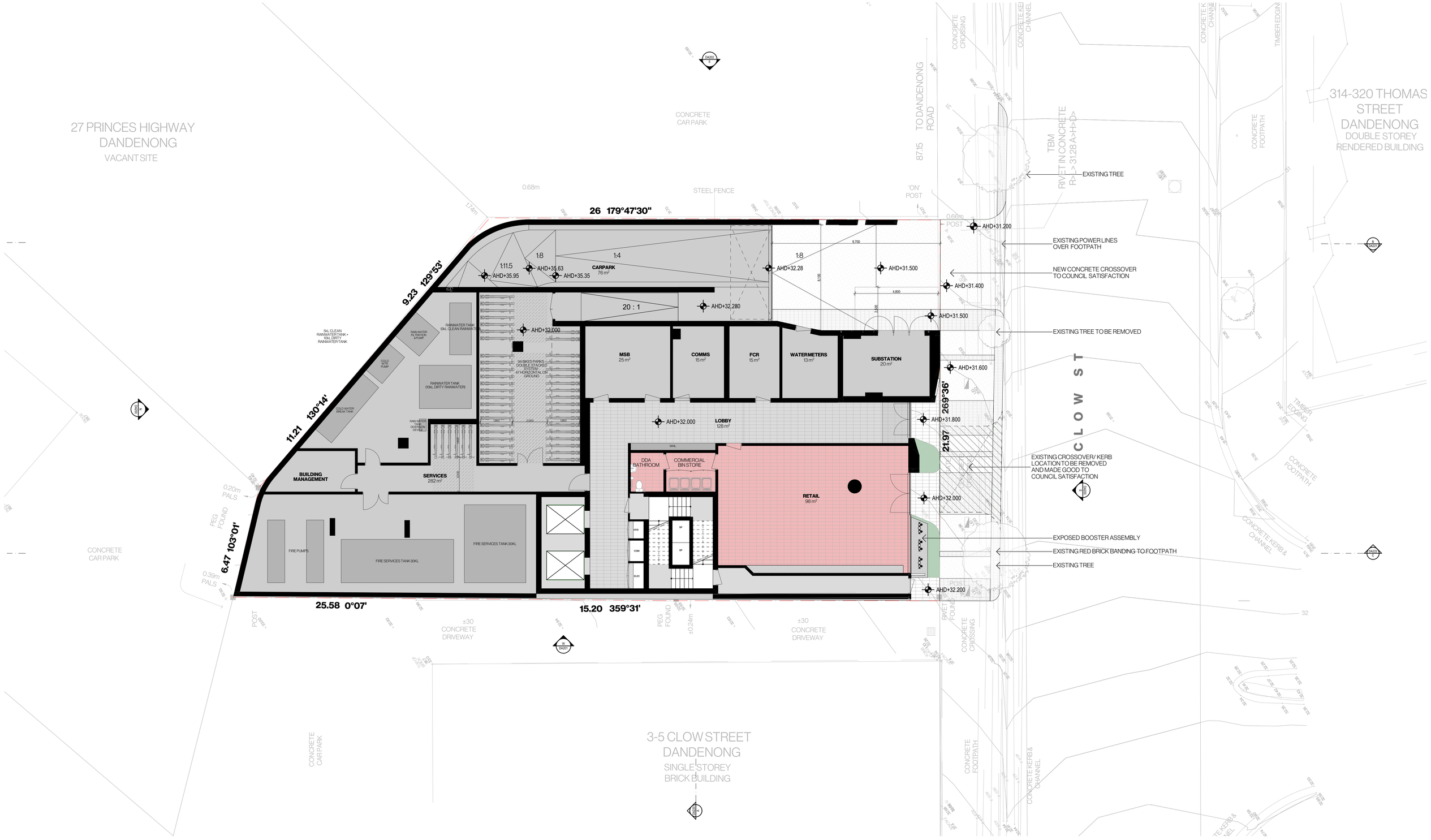
Table 13: Supplier Contact Information

Service Type	Business Name	Phone	Website
Private Waste Collectors	Citywide Waste	03 9261 5000	www.citywide.com.au
	Cleanaway	13 13 39	www.cleanaway.com.au
	Veolia	13 29 55	www.veolia.com/anz
	JJ Richards	03 9794 5722	www.jjrichards.com.au
	Waste Wise Environmental	1300 550 408	www.wastewise.com.au
	Kartaway	1300 362 362	www.kartaway.com.au
	iDump	1300 443 867	www.idump.com.au
	Waste Ninja	1300 648 088	www.wasteninja.com.au
E-Waste Collection	TechCollect	1300 229 837	www.techcollect.com.au
Equipment Supplier	Sulo Australian (bin supplier)	03 9357 7320	www.sulo.com.au
	Mr Wheelie Bin (bin supplier)	03 9912 2850	www.mrwheeliebin.com.au
	Electrodrive (tug supplier)	1300 934 471	www.electrodrive.com.au
	Warequip (tug supplier)	1800 337 711	www.warequip.com.au
	Wastech Engineering (compactors & chutes)	1800 465 465	www.wastech.com.au
	Elephants Foot (compactors & chutes)	1300 435 374	www.elephantsfoot.com.au
	ASI JD MacDonald (chutes)	1800 023 441	www.jdmacdonald.com.au
	Eco-safe Technologies (odour control system)	1300 135 039	www.eco-safe.com.au

Service Type	Business Name	Phone	Website
Bin Washing Services	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au
	WBCM Environmental Australia	1300 800 621	www.wbcm-aust.com.au
	Kerbside Clean-A-Bin	03 9588 1944	www.kerbsidecleanabin.com.au

Appendix A

Development Plans



DEVELOPMENT APPLICATION

REV	DATE	REVISION DESCRIPTION	BY	CHK
01	30/04/2026	DEVELOPMENT APPLICATION	SH/XL	NA

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1:100 @ A1 Size

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PROJECT TITLE
CLOW STREET
BUNURONG
7-9 CLOW ST, DANDENONG, VIC

DRAWING TITLE
GROUND

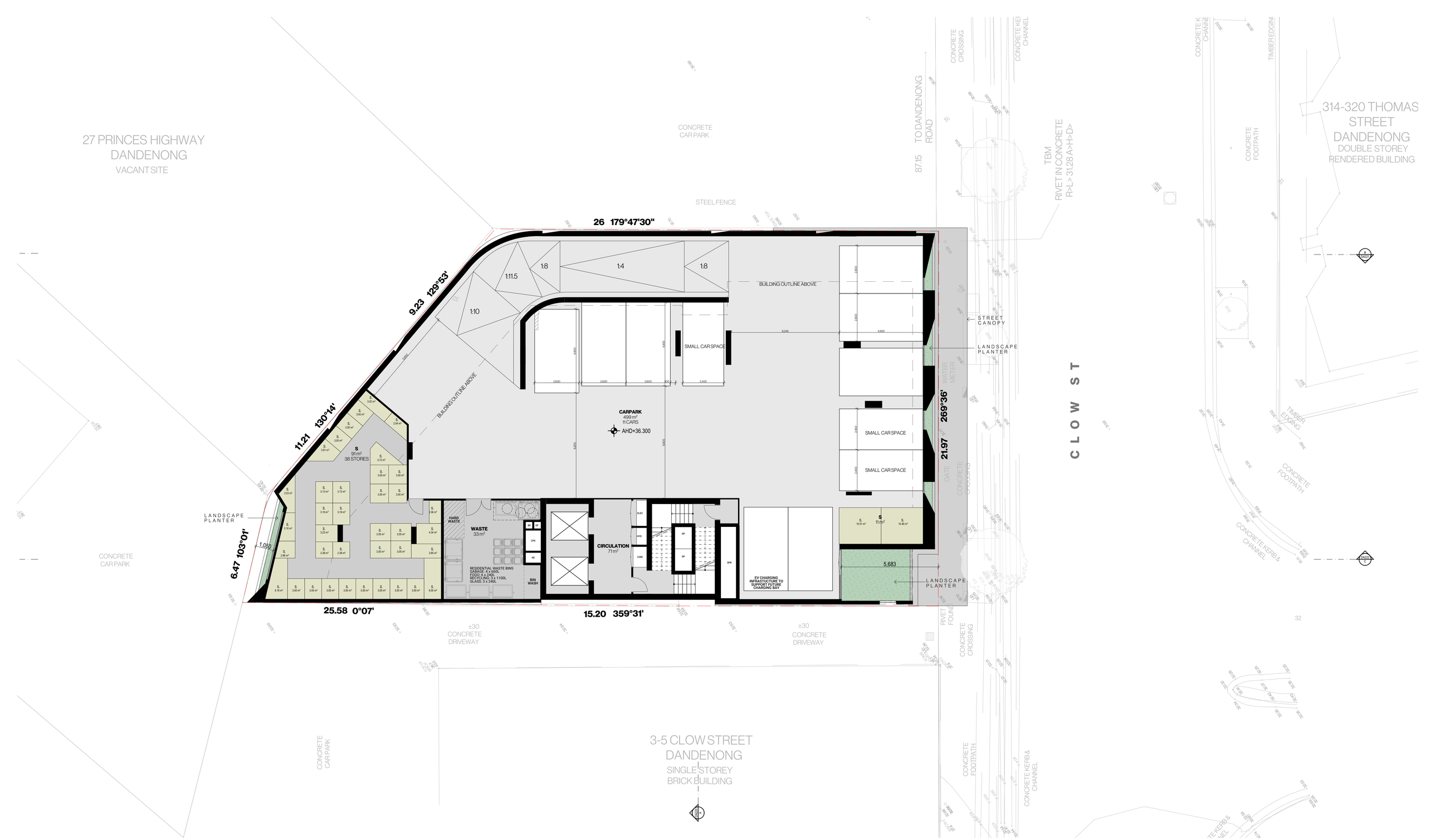
APPROVED	CHECKED	DRAWN
	NA	SH/XL

PROJECT NUMBER
14148

DRAWING NUMBER
DA100

STAGE
TOWN PLANNING

REVISION
01



DEVELOPMENT APPLICATION

REV	DATE	REVISION DESCRIPTION	BY	CHK
01	30/04/2026	DEVELOPMENT APPLICATION	SH/XL	NA

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NORTH POINT

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1:100 @ A1 Size

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PROJECT TITLE
CLOW STREET
BUNURONG
7-9 CLOW ST, DANDENONG, VIC

DRAWING TITLE
LEVEL 01

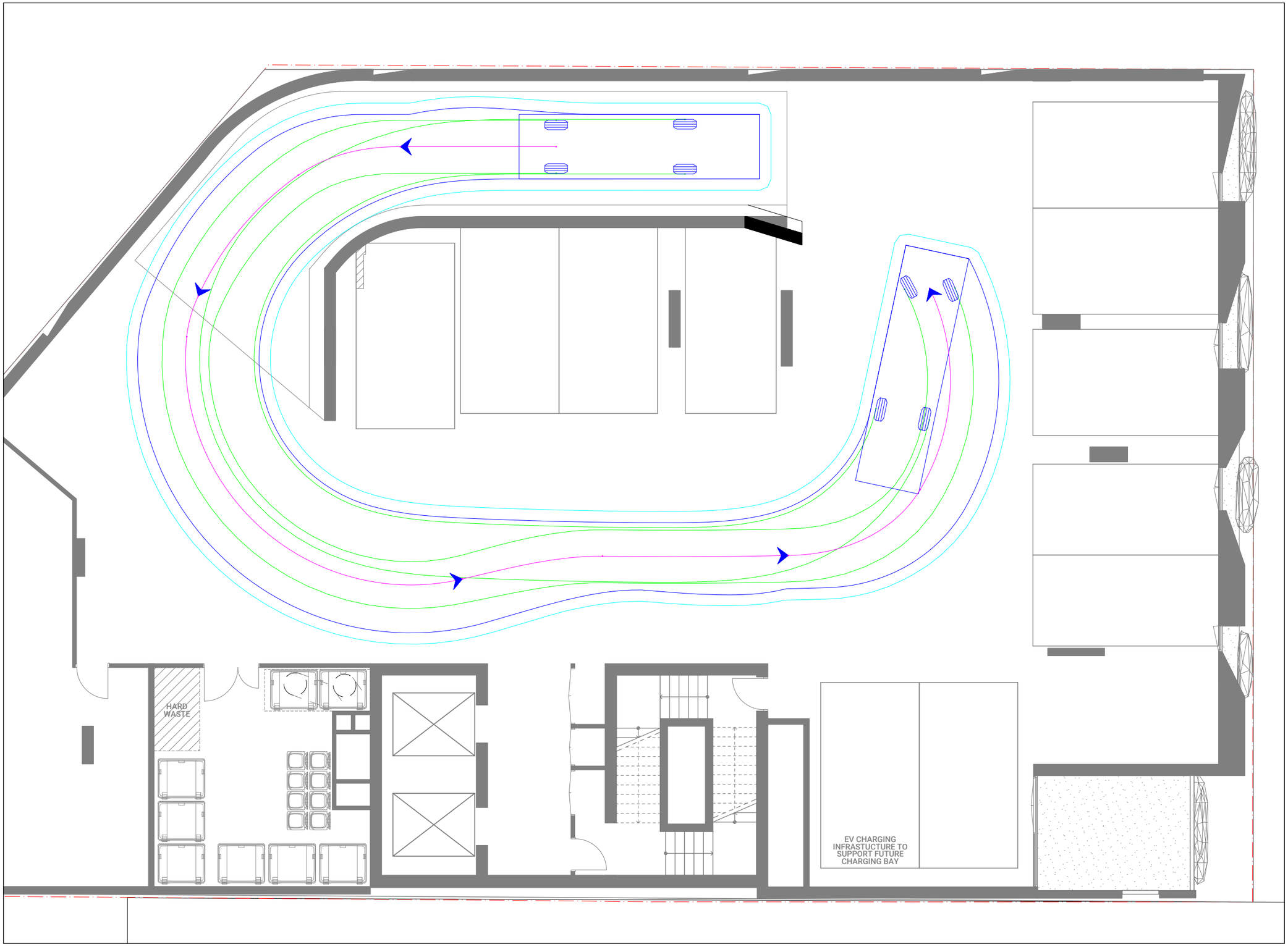
APPROVED	CHECKED	DRAWN	PROJECT NUMBER	STAGE
	NA	SH/XL	**14148**	**TOWN PLANNING**

DRAWING NUMBER	REVISION
DA101	**01**

Appendix B

Swept Path Diagrams

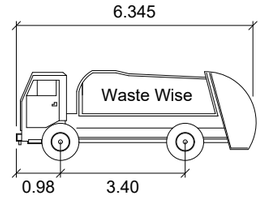
WASTE VEHICLE INGRESS



VEHICLE PROFILE

VEHICLE USED IN SIMULATION

(VEHICLE SPEED - 5KM/H)



Waste Wise Mini (Hino 300)

Width	: 1.7m
Front Track	: 1.4m
Rear Track	: 1.44m
Kerb to Kerb Radius	: 12.4m

LEGEND

REAR WHEELS — VEHICLE BODY

FRONT WHEELS — BODY CLEARANCE

REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	29/04/2026	TOWN PLANNING	J. MITROPOULOS	M. O'SHEA

7-9 CLOW STREET, DANDENONG

PROPOSED MIXED USE DEVELOPMENT

GENERAL NOTES:

BASE INFORMATION FROM:
DA100 GROUND.dwg
DA101 LEVEL 01.dwg
DRAWINGS BY: Plus Studio
RECEIVED: 2026-04-29

FILE NAME: G37778-01

SHEET NO.: 04

SCALE: 1:200 (A3)

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T: (03) 9822 2888
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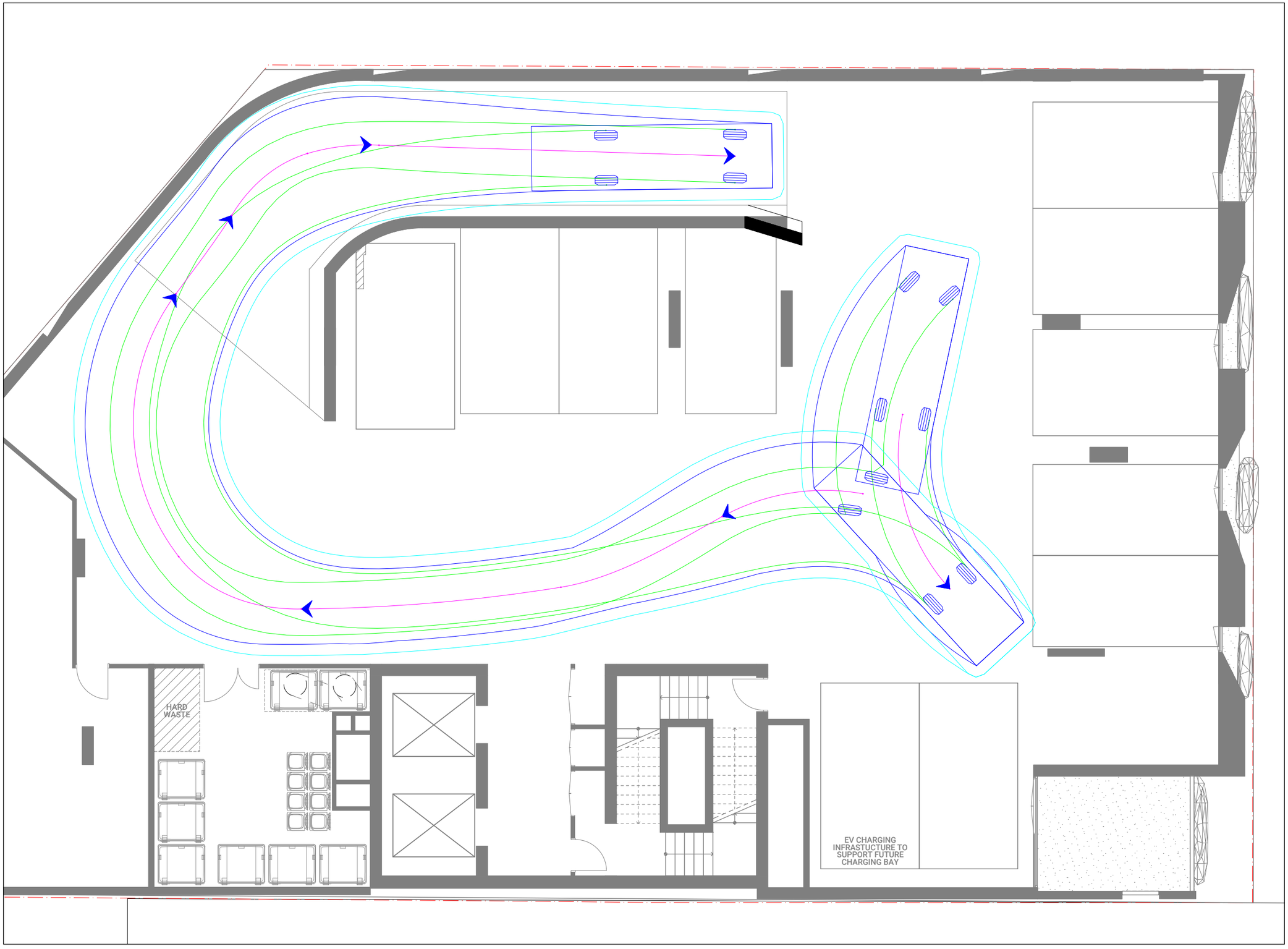
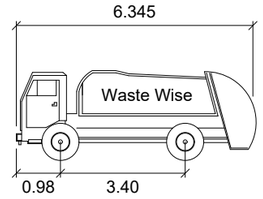
WASTE VEHICLE EGRESS



VEHICLE PROFILE

VEHICLE USED IN SIMULATION

(VEHICLE SPEED - 5KM/H)



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